CHESTER

32 - 38 Foregate Street

Available by way of a new lease (*Subject to Vacant Possession*)

Location
The premises are located in a prime retail location on Foregate Street in the heart of Chester City Centre with a number of shopper bus stops located opposite. The property sits adjacent to **Marks & Spencer** and **Claires Accessories**. Other retailers nearby include **River Island**, **Paperchase**, **Body Shop**, **Lush**, **Warren James, Holland & Barrett, Wilko** and **Primark**.

Lease
The property is available by way of a new lease for a term of years to be agreed.

Rent
£175,000 per annum exclusive.

Business Rates
Enquiries via the Valuation Office confirm the property is assessed as follows:-
Rateable Value   £290,000
Rates Payable (2019/20)   £146,160

Interested parties are advised to make their own enquiries with the local authority.

Accommodation

Ground Floor Sales	6,917 sq.ft	642.6 sq. m
First Floor (potential sales)	4,458 sq.ft.	414.2 sq. m
First Floor Ancil.	677 sq.ft.	62.9 sq.m
Second Floor Ancil.	2,860 sq.ft.	265.7 sq.m.

EPC
D96

Legal Costs
Each party will be responsible for their own legal costs incurred in the transaction.

Photographs and plans
Any photographs and plans attached to these particulars were correct at the time of production and are for reference, rather than fact.

Viewing
Strictly by appointment through the sole agent:
Dan Oliver 0151 236 2485.
dan@emanueloliver.com

Experian Goad Plan Created: 07/06/2018
Created By: Emanuel Oliver Ltd

For more information on our products and services:
www.experian.co.uk/goad | goad.sales@uk.experian.com | 0845 601 6011

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